



tag



SALES & LETTINGS



98 Ashchurch Road, Tewkesbury, Gloucestershire GL20 8BX
Asking Price £315,000

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TAG Residential Lettings Limited. Registered in England No. 05783882
Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	79
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Situation

Ashchurch Road is located in the popular area of Newtown with easy access to Junction 9 of the M5 motorway. It is also within walking distance to local shop/petrol station, public house, Tirlbrook Primary School and Tewkesbury Secondary School.

Newtown is on a regular bus route to Cheltenham and the historic market town of Tewkesbury (located only one mile away) which benefits from swimming pool, library, theatre and a variety of shops and restaurants.

PROPERTY SUMMARY

THREE BEDROOMS
 Kitchen
 Living Room
 Conservatory
 Shower Room
 Double Glazing
 Gas Central Heating
 Downstairs Cloakroom
 Off Road Parking
 Council Tax Band C



Description

TAG Sales & Lettings is pleased to present this three-bedroom family home located in the popular area of Newtown, offering excellent links to the M5 motorway and Tewkesbury Town Centre. The property is within walking distance of Tewkesbury Comprehensive School and Tirlbrook Primary School.

Upon entering the home through a convenient entrance hall, you will find a door leading to a useful garage space that is currently being used as a utility room, which also has access to the rear garden. From the entrance hall, there is a door leading to a downstairs cloakroom and another door leading into the kitchen/breakfast room, which features a window overlooking the front. The kitchen is equipped with both eye-level and base units, space for a washing machine and fridge freezer, as well as an integrated oven and hob.

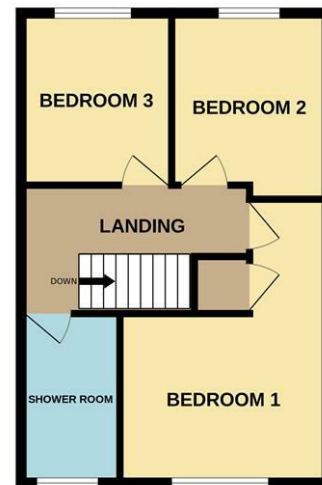
A door from the kitchen leads to a lobby area with stairs that rise to the first floor. Another door from this lobby opens into the living room, which is a spacious area with patio doors leading to the conservatory and double doors that open onto the rear garden.

On the first floor, you will find three bedrooms. The principal bedroom is situated at the front of the property, while the other two bedrooms offer views to the rear. A modern shower room completes this floor.

The front of the property provides off-road parking for 2 to 3 cars. The rear garden features designated patio seating areas and a gravel path leading to the end of the garden.

This home is further enhanced by gas central heating and UPVC double glazing.

Dont miss out, book your viewing today!



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Living Room

17'00 x 13'01 (5.18m x 3.99m)

Kitchen

8'11 x 10'07 (2.72m x 3.23m)

Cloakroom

4'01 x 4'00 (1.24m x 1.22m)

Utility Space

7'06 x 11'04 (2.29m x 3.45m)

Conservatory

9'10 x 9'10 (3.00m x 3.00m)

Bedroom 1

11'03 x 9'01 (3.43m x 2.77m)

Bedroom 2

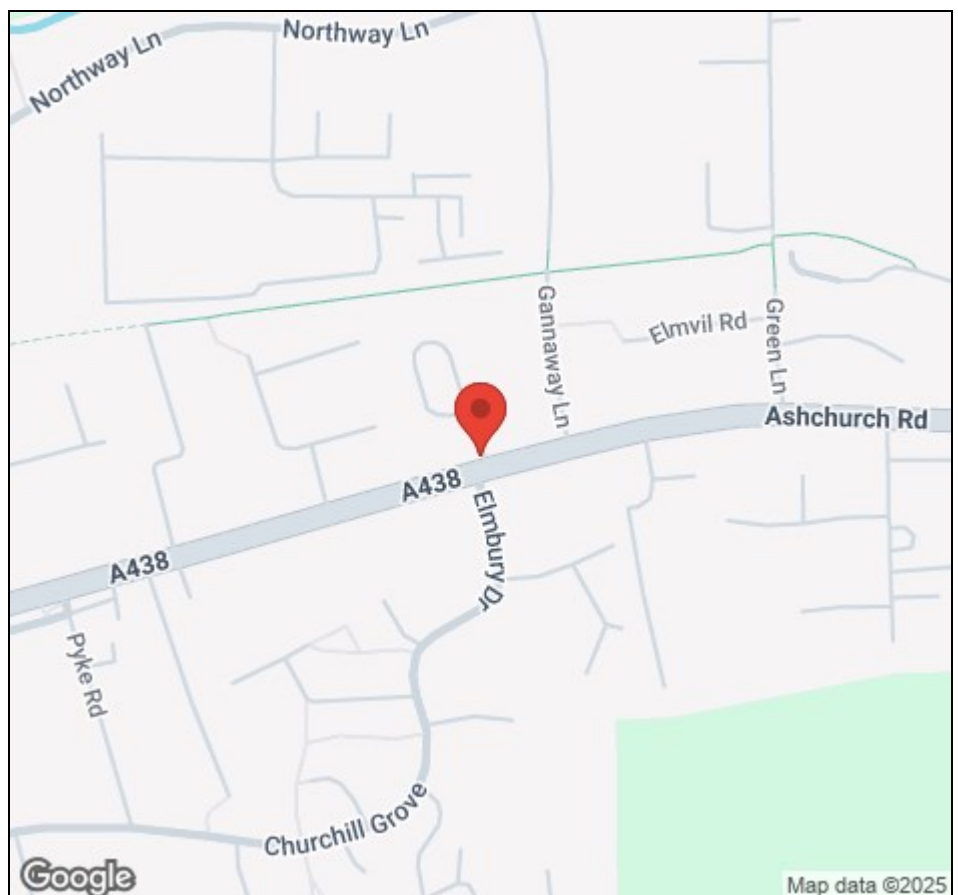
8'05 x 9'03 (2.57m x 2.82m)

Bedroom 3

8'04 x 9'03 (2.54m x 2.82m)

Shower Room

9'02 x 5'04 (2.79m x 1.63m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

Email: info@tagsalesandlettings.co.uk

Agents Note: Room sizes quoted are approximate and should be used for guidance purposes only.
All appliances, fittings or heating systems have not been tested. Buyers are advised to seek verification from their surveyor or legal representative.

P Gregory & V Davis trading as TAG Residential Lettings LTD.